

Randall Close – FAQs

Key concerns raised by responses to the Planning Application

<p>Play space on the estate will be lost.</p>	<ul style="list-style-type: none"> • The development will involve moving an existing play space from its current location adjacent to a car park, to a location nearby. • The facilities within that play space will also be improved. • We will also be making further improvements to the existing play space within the public space to the west of Gardiner House. • The new buildings will also have new play facilities provided within the courtyards for residents of those blocks. • There will also be additional informal play space within the public square. • In total, the amount of play space on the estate will be increased and improved.
<p>Parking on the estate will be lost.</p>	<ul style="list-style-type: none"> • We will be replacing all of the parking spaces from the existing car park, partially within and adjacent to the site but predominantly through a wider parking strategy around the Surrey Lane Estate which we are committed to deliver. • The parking strategy will make more efficient use of underused spaces throughout the estate. • This will be accompanied by public realm and lighting improvements for the routes to the parking spaces. • Residents in the proposed new buildings will be precluded from obtaining parking permits.
<p>Trees will be lost as part of the development.</p>	<ul style="list-style-type: none"> • In total, 29 trees are due to be removed but the proposals include reprovion of a minimum of 35 semi mature trees, so a net gain of 6 trees.

	<ul style="list-style-type: none"> • 28 existing trees in the area are being retained. • There are no category A trees being removed and every effort has been made within the designs to retain existing trees where possible. • The public square, which is part of the proposals, will retain five of the existing trees. • The proposals have demonstrated the Council’s clear commitment to enhancing biodiversity through the creation of new areas of species-rich meadows and shrub planting within two garden courtyards, a public square and green roofs. • The public realm will include sustainable drainage features and rain gardens. • Nest boxes are proposed for swift, kestrels and bats. • In summary, the proposals will deliver a net biodiversity gain.
<p>The proposed development is not providing enough Social Housing, the Council is just doing the development as a money-making scheme by selling off properties to investors.</p>	<ul style="list-style-type: none"> • The Council is developing 1,000 new homes as part of its ‘Housing for All’ development programme. • 60% of the new homes built will be affordable tenures (affordable rent and shared ownership). • This scheme comprises 106 new homes. In total, 46% of the new homes for this scheme will be affordable tenures. • This scheme will provide 27 genuinely affordable rented homes (these will be let at the Mayor of London’s ‘London Affordable Rent’ at around 50% of market rental levels). • As is routine with any new development a Local Letting Plan will be developed which will give priority to local residents who are for instance looking to downsize from larger social housing in the immediate vicinity. The same terms and conditions will be offered as per the Council’s policies in this respect.

	<ul style="list-style-type: none"> • There will also be 22 one-bedroom shared-ownership properties for sale. • The remaining 57 market sale homes will be prioritised for sale to people who live or work in Wandsworth. • 100% of the receipts from the sale of the market homes will be fully reinvested into the development programme so that the Council can deliver as much affordable housing as possible with the resources available.
<p>The development is taking away the green spaces on the estate.</p>	<ul style="list-style-type: none"> • The site for development comprises predominantly a car park and the de-commissioned day centre with this facility and its services having been fully re-provided in a brand-new fit for purpose building. • The proposals will provide a significant improvement to the quality and functionality of the existing estate areas within the site – details as follows: <ul style="list-style-type: none"> o The new public square (between blocks A and B of the scheme) will provide a welcoming and attractive public space, with informal play, seating and mature trees. o The setting of Gardiner House will be improved with new paving, planting and the replacement and screening of the bin stores. The layout and setting of the adjacent car park will also be improved. o The play area adjacent to the MUGA will be re-provided to a much higher standard with better and more varied play equipment, new seating and planting. The play area forms part of a larger public space which is accessible to estate residents and to the wider public. The proposals include the re-grading of the route across this area to make it

	<p>more accessible and legible as well as new planting.</p> <ul style="list-style-type: none"> o The new Randall Close shared street will provide a level, direct and improved accessible link between Battersea Bridge Road through to Westbridge Road. It will include new trees, planters, playful sculptures and shared surfaces.
<p>The development will be separated and gated for new private residents.</p>	<ul style="list-style-type: none"> • The proposed development incorporates private and communal amenity spaces for the residents of those new blocks in accordance with both Wandsworth and London Plan policies. This will include new spaces dedicated for use by those living within the new homes as local and regional planning policies require. • The courtyards are relatively small spaces that are enclosed by the buildings with windows and entrances of the new dwellings in close proximity to the spaces. A number of factors were required to be taken into account in respect of these areas, such as: - <ul style="list-style-type: none"> o Making these small courtyard areas publicly accessible would compromise the privacy and amenity of residents (as identified – across all tenures). o In case of Block C in particular, it is considered that a more defined boundary treatment is required to separate the courtyard from the car park to the south in order to protect the amenity and privacy of residents. o A Secured by Design (SBD) review was undertaken as part of the design process. Their recommendation was that, given that the residential units have back gardens fronting onto the communal courtyards,

	<p>the communal courtyards should be secured with access for residents only. The SBD Officer recommended a 1.8m fence, with a gate controlled by fob access.</p>
<p>The new buildings will block out light to existing properties.</p>	<ul style="list-style-type: none"> • Daylight and sunlight impact assessments were undertaken and duly accepted by the Planning Authority. The results are publicly available on the planning portal together with all other associated planning submission documents. • Additionally, 'Rights of Light' impact assessments have also been undertaken and the wider impact on light amenity from the new buildings is negligible.
<p>The consultation process has been insufficient, as I didn't receive a letter.</p>	<ul style="list-style-type: none"> • The Council's Planning Team sent 1,019 letters out to local residents on 14th May 2020 giving them 28 days to comment on the application. • Following complaints received, the Council has checked and confirmed that the letters were printed and posted. • The delivery of the letters is undertaken by the Royal Mail. If letters are not delivered, due to unrecognised addressees, they are returned the Council. • No undelivered letters have been returned to the Council.

<p>The Council didn't hold any consultation events when drawing up proposals.</p>	<ul style="list-style-type: none"> • The Council's Housing Development Team together with the appointed lead consultants ran three separate pre-planning drop-in sessions, all held at the Randall Close Day Centre, with Council Officers and the consultant design team on hand to answer questions and record feedback and comments on the proposals. • These events took place on 4th December 2018, 29th January 2019 and 24th April 2019 and all were held in the evening in order to allow for working households to attend those events.
<p>The Randall Close Day Centre facility is being lost and the people who use the centre will lose access to facilities and services.</p>	<ul style="list-style-type: none"> • The Randall Close Leonard Cheshire day centre has already relocated to an expanded and improved facility at the nearby Gwynneth Morgan day centre, meaning that people who used to use the Randall Close day centre continue to have access to the facilities and services they enjoyed before, as well as additional services and facilities.

Frequently asked questions – detailed response

I didn't receive correspondence from the Council regarding the development and consultation period. We were reassured that these were being sent out - but this still doesn't seem to have happened.

The Council's Planning Team sent 1,019 letters out to local residents on 14th May 2020 giving them 28 days to comment on the application. Following complaints received, the Council has checked and confirmed that the letters were printed and posted. The delivery of the letters is undertaken by the Royal Mail. If letters are not delivered, due to unrecognised addressees, they are returned the Council. No undelivered letters have been returned to the Council to date.

If you are concerned that you have not received the planning consultation notification, you will still have an opportunity to make representations on the plan proposals. The Planning Team have extended the formal public consultation period until 16th August 2020. The following [link to the Planning Portal](#) will direct you to the details of the planning application, where you can view the submission documents and make representations on the plan proposals as you wish.

I didn't see Planning notices go up to notify residents of their right to make comment on the proposals. Where were they put up and how long should they stay up for?

The Planning Team placed 10 site notices around the site of the application on 18th May 2020 with a further 14 site notices placed around the wider estate on the 5th June 2020. The statutory requirement for consultation on planning applications would be either letters, or a site notice and press notices. In this case the Council has undertaken both, thus exceeding the minimum requirements.

Site notices will not be removed by the Planning Team during the statutory consultation period. However, if you are aware of any site notices that have been removed, please inform the Planning Case Officer in order that they can be reinstated.

Why was the Planning application submitted during the Covid-19 lockdown period? This prevented residents from engaging with each other and the Council in order to properly express their views.

The planning application was submitted in mid-February prior to the lockdown being brought into force and was validated by the Planning Service on 23rd March 2020 when all the necessary documents were received. However, once the lockdown came into force, public consultation on the application was held back under the protocol that the Council was required to put in place regarding large scale consultations during the early part of the Covid-19 pandemic. Statutory consultation commenced on the week commencing 11th May 2020 once Government guidance and requirements on dealing with planning applications had been implemented by the Council's Planning Service. The deadline for the consultation has since been extended until 16th August 2020 to provide residents and other stakeholders even more time to consider the application and respond.

The Council recognises the challenge that the Covid-19 lockdown presents for many residents, however it has made every effort to ensure that residents and stakeholders have continued to have the opportunity to respond to the application in line with the statutory provisions. Furthermore, Surrey Lane Estate residents and other key stakeholders have had opportunities to provide feedback and engage during a series of consultations on the scheme over the last 18 months. The Council is also acutely aware of its need to progress with its ambitious house-building programme to ensure that much needed new homes can be delivered without delay.

I hadn't been made aware of these proposals until quite recently. Were there any consultation events when drawing up the proposals, and will there be further face to face public consultation events?

The Council's Housing Development Team together with the Council's appointed lead consultants arranged three separate pre-planning drop-in sessions for residents, all held at the Randall Close Day Centre, with Council Officers and the consultant design team on hand to answer questions and record feedback and comments on the proposals. These events took place on 4th December 2018, 29th January 2019 and 24th April 2019 and all were held in the evening in order to allow for working households to attend those events and maximise attendance. In addition to alerting Ward Councillors and key stakeholders, the team contacted in excess of 900 households on each occasion, with invitations to attend these events. Furthermore, the telephone number of the Development Team was made readily available as was team email address (developmentteam@richmondandwandsworth.gov.uk) in order that comments could be received

and considered from residents who perhaps were unable to attend or were seeking to provide further feedback having attended the events.

In addition to these events, the Housing Development Team also carried out targeted consultation regarding the parking strategy and specifically the proposals for relocating the play space in the existing car park to a nearby location outside Wigram Court. We received a number of responses from residents who raised concerns about the proposed location and in response to these comments we amended the plans. The play space is now proposed to be relocated to an area adjacent to Fraser Court.

The Housing Development Team has also posted all associated information for residents to view on the Council's dedicated webpages – www.wandsworth.gov.uk/newhomes, where there is a dedicated page for the Randall Close development. This includes all of the pre-planning consultation material and indeed a brochure that was delivered to residents of the Surrey Lane Estate and Butler Court (directly opposite the site) in March 2020, in order to inform those residents of the statutory planning consultation period that would shortly be undertaken by the Planning Service.

The proposed development does not have enough Social Housing. The Council is just doing the development as a money-making scheme by selling off properties to investors.

Randall Close is just one of more than forty sites in the Council's 1,000 new homes 'Housing for All' development programme. The main aim of the programme is to provide new housing on Council-owned sites for low-cost rent or for sale that is accessible to local people. The programme is committed to providing 60% affordable housing tenures across the 1,000 homes (so this would be low-cost rented housing and shared ownership). The programme is currently on course to deliver 64% affordable housing against that target with 45% of those homes being for rent and 19% for low cost sale.

The Randall Close scheme is set to provide 46% affordable housing and 54% for market sale. The affordable housing provided on the site will be made of 27 genuinely affordable rented homes (these will be let at the Mayor of London's 'London Affordable Rent' at around 50% of market rental levels) and 22 one-bedroom shared-ownership properties for sale. As part of the Council's housebuilding programme, The Council has made a commitment to prioritise the sale of the 57 market sale homes to people who live or work in Wandsworth and not to private investors, giving local people an opportunity to buy a reduced-cost home in their local area. Furthermore, all of the receipts from the sale of the 57 market homes will be fully reinvested into the development programme, together with significant financial support from the Council's Housing Revenue Account, in order to deliver an exemplary level of new affordable housing prioritised for Wandsworth residents.

More information can be found in section 5.4 of the Planning Statement which accompanies the application¹

¹ Planning Statement: <https://planning2.wandsworth.gov.uk/iam/IAMCache/5273063/5273063.pdf>

The plans show that a number of trees are due to be removed, what is being done to counter this and ensure that the estate does not look barren?

The design team has carefully looked at all the trees on the site and designed the proposals to avoid wherever possible the loss of healthy trees. Whilst it will be necessary to remove 29 trees within the development site (of which two which due to their poor condition would need to be removed anyway), 28 of the trees in that area will be retained and incorporated within the public realm proposals and a further 35 new trees will be planted; giving an overall gain of 6 healthy trees. We will be planting a diverse range of trees, including fruit trees and multi-stemmed trees, which will reinforce the proposed character and the ecological value of the new development.

Further information about the tree survey and the proposals for trees on the site can be found in section 4.6.13 of the Design and Access Statement² and within the Arboricultural Impact Assessment³ submitted with the planning application. Please note that there is a minor discrepancy in the figures quoted for the number of trees to be lost and retained between these documents – this is a minor typo that will be corrected to reflect the figures set out on this page.



² DAS (PART 4 – for a pages 112 – 113):

<https://planning2.wandsworth.gov.uk/iam/IAMCache/5273061/5273061.pdf>

³ Arboricultural Impact Assessment:

<https://planning2.wandsworth.gov.uk/iam/IAMCache/5273049/5273049.pdf>

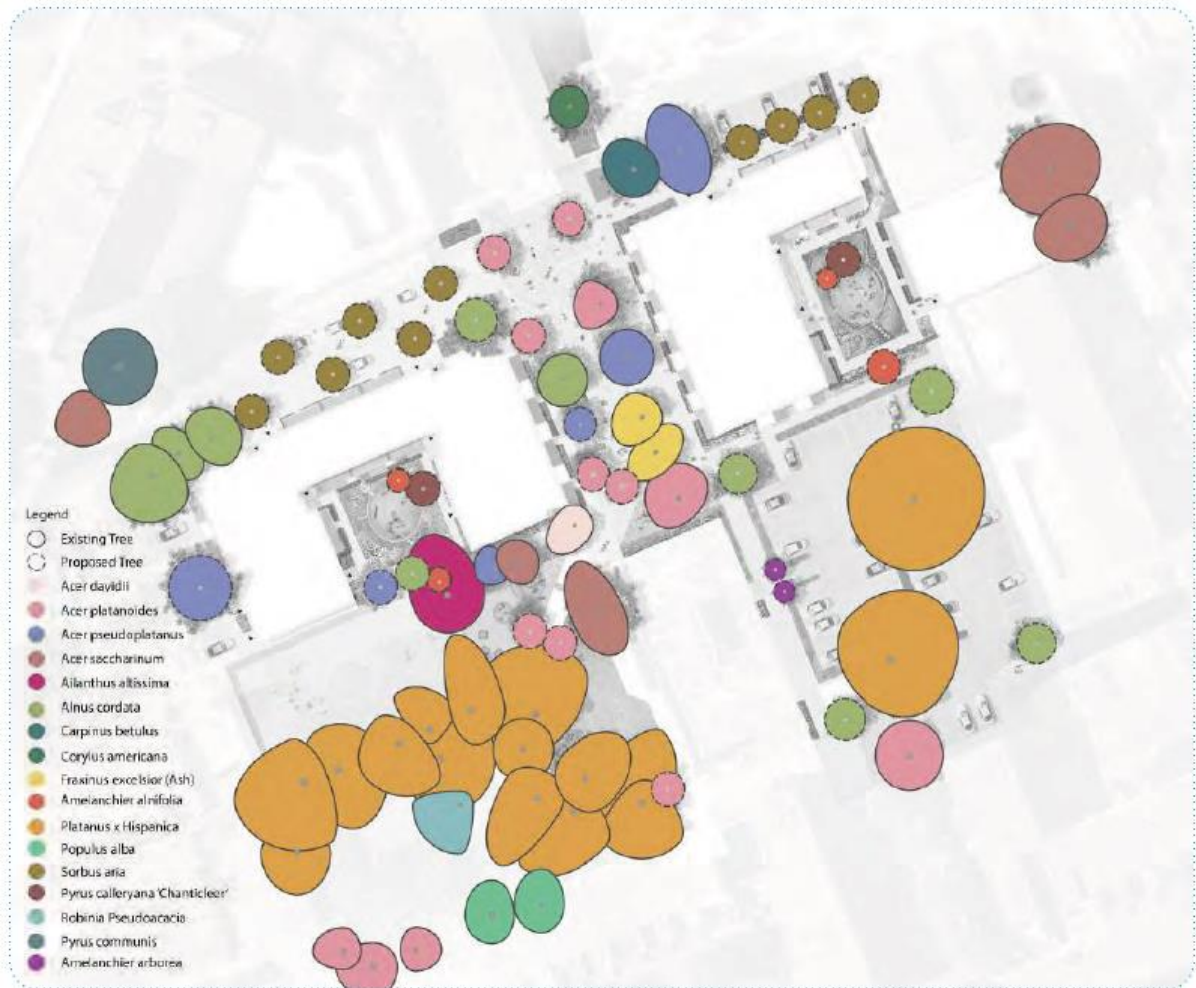


Diagram showing Tree Strategy

Will the new development reduce the light levels in my property that I currently enjoy? What steps are being taken to ensure that light loss is kept to a minimum?

As with almost all new development in urban areas, the development will have some impact on daylight and sunlight of neighbouring properties, however the design team has looked carefully at the layout, height, and massing of the development proposals to make sure that the potential loss of light to surrounding properties is acceptable. There was a suggestion from the pre-planning Design Review Panel that we may have been able to increase heights of the buildings, however residents should be assured we did not take this suggestion up because we wanted to avoid worsening any sunlight and daylight effects. The proposed buildings range from 4-6 storeys, which is considered an acceptable approach in order to mitigate the impact on neighbouring properties.

Daylight and sunlight assessments were undertaken throughout the process to inform the designs, and a final assessment of the proposed scheme has been provided in a report as part of the planning application which is available publicly for residents to review⁴. This assessment report shows that there will be reductions in daylight and/or sunlight availability in some existing dwellings in the

⁴<https://planning2.wandsworth.gov.uk/planningcase/comments.aspx?case=2020%2f0635>

vicinity of the site, but that overall the proposed development will not have an unacceptable adverse effect. The assessment has been carried out based on the Building Research Establishment ('BRE') guidance 'Site layout planning for daylight and sunlight: a guide to good practice' (BRE 209) and the British Standards Institute guidance 'Lighting for buildings. Code of practice for daylighting' (BS 8206-2:2008).

The new courtyard area looks like it is just being provided for the properties that are due to be sold privately, is this the case and, if so, why can't everyone use it?

There are two courtyard gardens proposed – one for the residents of Block A (which comprises low-cost rent and shared ownership homes) and a second courtyard for the residents of Blocks B and C (which comprises private sale homes). Both courtyards are semi-private spaces for residents of their respective block only. Access will be controlled by fob access, and this follows advice in relation to security measures on the new development. All of the properties in the new development will have direct access to the courtyard and play facilities for their block, not just the privately-owned properties. Both courtyards for Block A and Blocks B and C are designed as mature, enclosed gardens for residents incorporating planting, informal play provision and seating to an equally high standard. There will be no functional difference between the courtyards and they will be of the same standard for both the affordable homes and the market sale homes.



Courtyard Layout block A



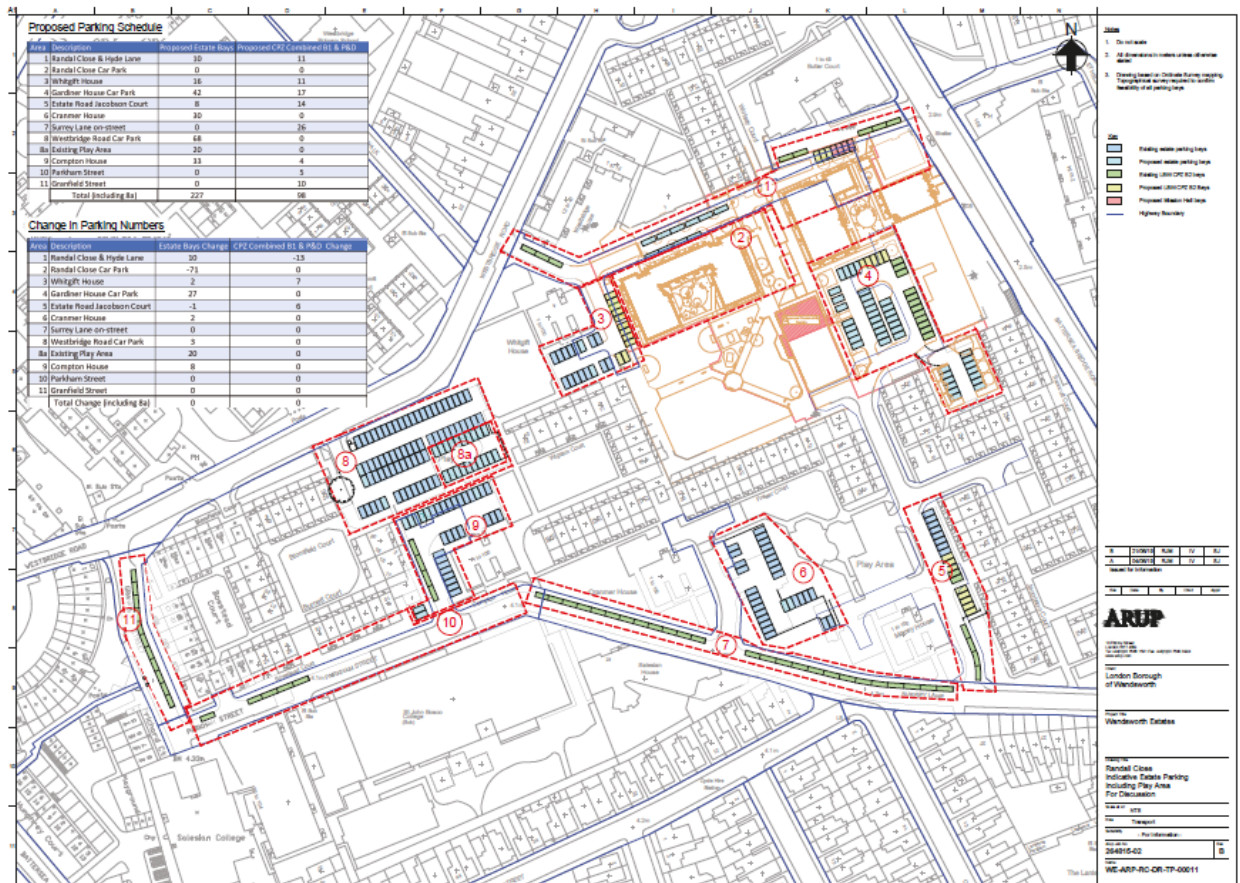
What is being done to ensure that there is parking provision for the new properties, and will there be a loss of parking once the development is complete?

We will be replacing all of the lost parking spaces from the existing car park, partially within and adjacent to the site but predominantly throughout the Surrey Lane Estate. This means there will be no loss of parking for existing residents of the estate. The proposals have been designed on the basis that residents in the proposed new buildings will be precluded from obtaining parking permits and it is anticipated that this would be secured via a legal agreement. The new development will also be provided with ample cycle parking to encourage more sustainable modes of transport.

The parking proposals have been developed after careful consideration and feedback from residents on different options at earlier stages of the design. Earlier proposals considered providing all the parking in a basement car park under the proposed buildings. However, feedback from residents and other stakeholders indicated that this option was unpopular due to the potential for both security and future management difficulties. An alternative approach to re-providing car parking throughout the estate as part of a wider parking and enhancement strategy was therefore developed. This alternative approach provides other benefits including improved safety and lighting in the estate, improved landscaping, opportunities to incorporate sustainable drainage solutions to manage surface water and improvements to pavement surfaces and removal of street clutter. The strategy identifies the proposed location of the re-provided parking spaces and shows that all the existing 71 parking spaces can be accommodated, and also includes information about the interventions proposed.

The Council is committed to delivering the full parking and estate enhancement strategy as a condition of the planning permission for the development, and will commit via a legal agreement to making sure the replacement parking spaces are provided before the Randall Close car park is closed so that there is no temporary loss of parking spaces. The wider parking and estate enhancement strategy will be developed in more detail over the next six months, and the Council will share further detailed proposals with estate residents in due course.

Further information can be found in the Transport Assessment⁵ and Wider Parking and Estate Enhancement Strategy Appendix to the Design and Access Statement⁶.



Parking strategy for the estate

⁵ Transport Assessment (PART 1 – for page 20):

<https://planning2.wandsworth.gov.uk/iam/IAMCache/5273092/5273092.pdf>

⁶ Appendix to the DAS – Wider Parking and Estate Enhancement Strategy PART 1:

<https://planning2.wandsworth.gov.uk/IAM/IAMLink.aspx?docid=5273053>

PART 2: <https://planning2.wandsworth.gov.uk/IAM/IAMLink.aspx?docid=5273054>

PART 3: <https://planning2.wandsworth.gov.uk/IAM/IAMLink.aspx?docid=5273055>

PART 4: <https://planning2.wandsworth.gov.uk/IAM/IAMLink.aspx?docid=5273057>

Hervey Court

- The parking and public realm interventions at Hervey Court will achieve the following:
- Increase parking bays by 15 spaces
 - Improve planting area and increase biodiversity
 - Provide green buffer of low planting and trees between parking and residential homes
 - Ensure clear sightlines to increase safety and security
 - Improve lighting along the pedestrian routes
 - Provide space for community-led public art installation

This intervention requires topographical surveys to be undertaken.

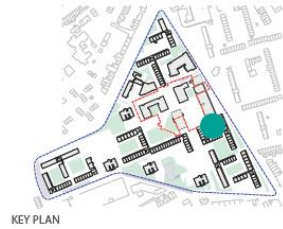


Figure 1 Example of parking intervention at Hervey Court as part of the wider parking and estate enhancement strategy

The Randall Close Day Centre facility is being lost and the people who use the centre will lose access to facilities and services.

The Randall Close Leonard Cheshire Day Centre has already relocated to an expanded and improved facility at the Gwynneth Morgan day centre in Wandsworth, meaning that people who used to use the Randall Close day centre continue to have access to the adult social care facilities and services they enjoyed before, as well as additional services and facilities provided in the new centre.

Why is a new community centre not included in the development proposals?

The Council received a report from Battersea Communities on 4th November 2019 setting out the case for including a community centre as part of the development. An analysis of community provision in the area was commissioned by the Council and the results of this analysis have since been shared with Battersea Communities on 15th June 2020 and has also been published on the Council's planning portal alongside the existing submission documents. In the response, the Council explains that the information provided by Battersea Communities has been reviewed and considered accordingly and as a result of this analysis, the Council does not currently consider that there is a demonstrable need for a new community facility as part of the development, given the existing facilities in close proximity to the estate, which are used by residents of the estate.

The report analysis considers the profile of the area and what community provision currently exists. There are several community buildings within walking distance of the proposed development that provide a range of activities from playgroups through to projects designed for older people. Although the Battersea Communities report includes the results of a survey in which households have indicated whether they would use services in a new facility, it does not demonstrate that there is a new unmet demand or one that could not be accommodated in existing community facilities.

The Council has also commissioned a cost estimate of what the impact would be if the Randall Close proposals were adapted to include a community facility. The assessment concluded that the cost estimate for providing a centre incorporated within its optimal location on the ground floor of the development would be in excess of £300,000. Beyond the pure financial cost is the loss of 2 family sized affordable rented homes whose prospective tenants would be urgent, high priority housing need households.

Will a play space be lost as part of the development? Plans show that the playground will be removed during the works, will it be put back and where can children go to play for the duration of the development?

The development will involve moving and improving one public play space currently located within Westbridge Car Park to a location nearby. We will also be making improvements to the existing play space within the public space to the west of Gardiner House. The new buildings will also have new play facilities provided within the courtyards for residents of those blocks. In total, the amount of play space on the estate will be increased and improved.

Although each existing play space will be temporarily unavailable during the construction work, the Council will seek to ensure that at least one of the two play spaces is available while construction work is taking place on the other one so that children in the estate continue to have access to play facilities during the construction works.

Details of the play strategy is available in section 4.6.4 and the Appendix to the Design and Access Statement⁷.



Plan layout of Formal Play Area

Proposals for improvements to the existing play space in the open space to the west of Gardiner House.

⁷ DAS PART 4:

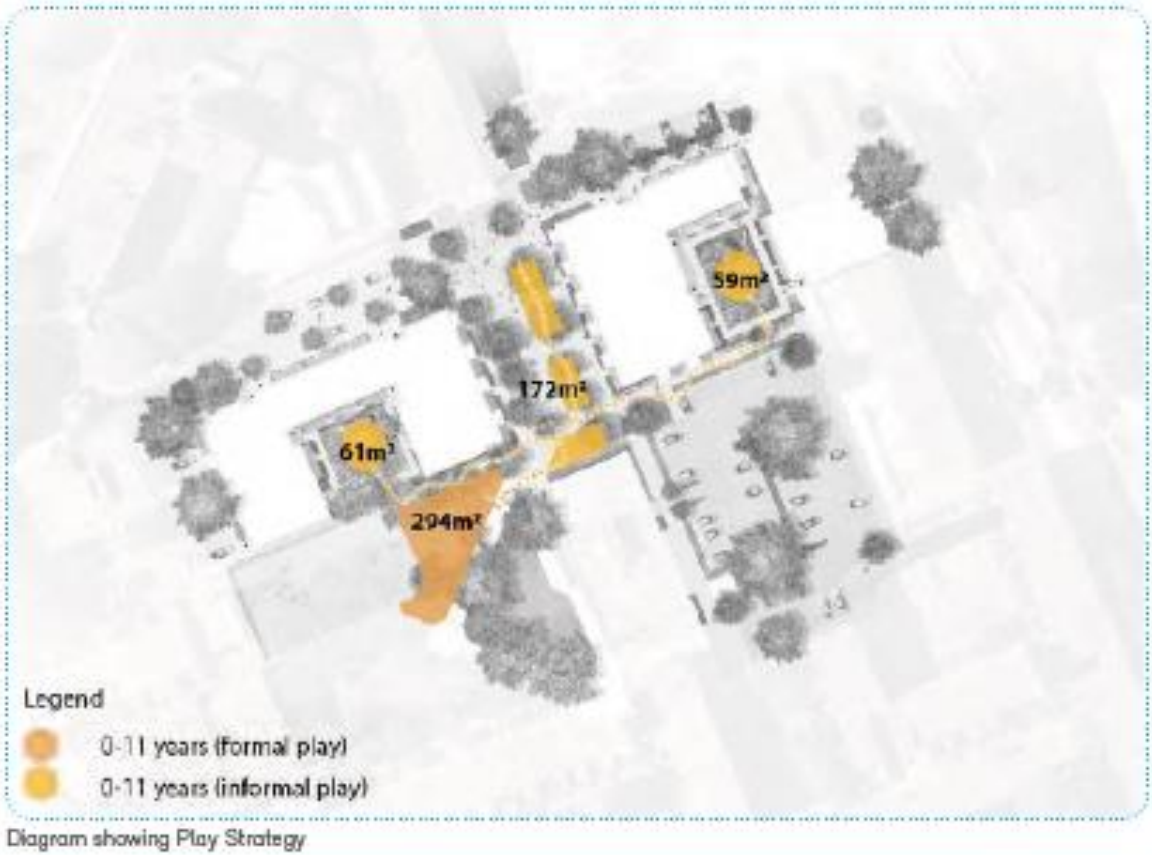
<https://planning2.wandsworth.gov.uk/iam/IAMCache/5273061/5273061.pdf>

DAS appendix (PART 3 – for page 24):

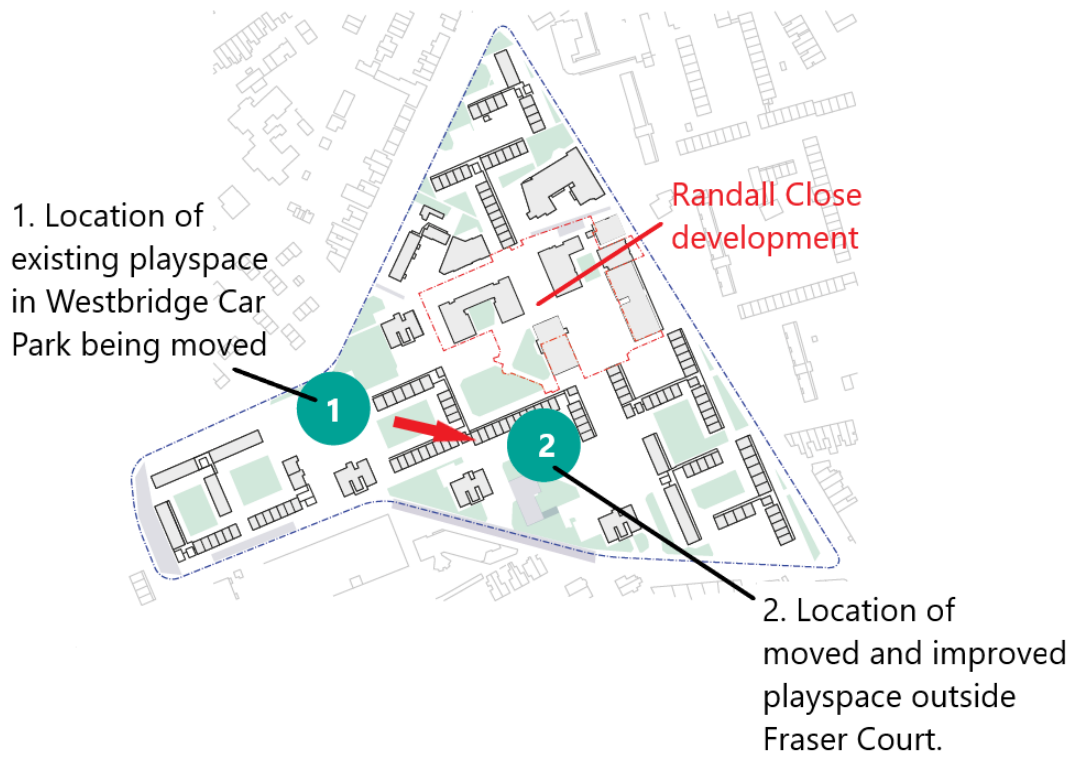
<https://planning2.wandsworth.gov.uk/iam/IAMCache/5273055/5273055.pdf>

DAS appendix (PART 4 – for page 25):

<https://planning2.wandsworth.gov.uk/iam/IAMCache/5273057/5273057.pdf>



Proposed play spaces throughout the development.



Westbridge Road Car Park and Fraser Court

The parking and public realm interventions at Westbridge Road Car Park and Fraser Court will achieve the following:

- Increase parking by 31 bays
- Remove play area from Westbridge Road Car Park
- Re-provide 450 m2 of play area in Fraser Court as an expanded play space that includes an upgrade of the existing combined with a relocation, therefore providing for two age group categories.
- Improve planting area and increase biodiversity
- Provide green buffer of low planting and trees between parking and residential homes
- Improve lighting along the pedestrian route

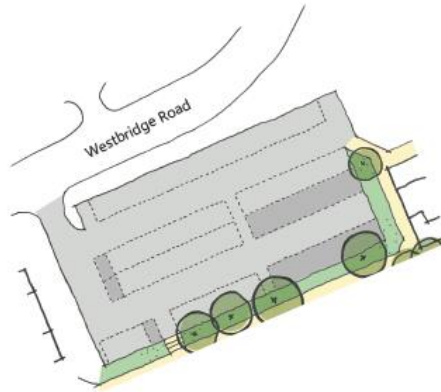
Existing trees are shown as indicative only in the plan. This intervention requires tree and topographical surveys to be undertaken.



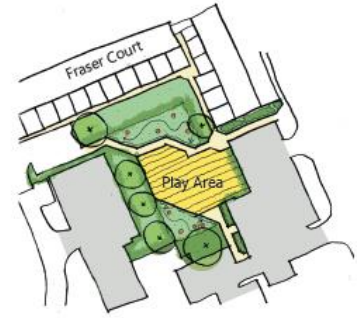
EXISTING PLAY AREA TO BE REPLACED



EXISTING PLAY AREA TO BE REPLACED



PROPOSED LAYOUT AT WESTBRIDGE CAR PARK (INTERVENTION #3)



PROPOSED LAYOUT AT FRASER COURT (INTERVENTION #4)



KEY PLAN

■ New parking bays
■ Existing parking bays

Details of the existing play space being moved from Westbridge Road Car Park to a new location in front of Fraser Court.



EXISTING CONDITIONS AT FRASER COURT



Improved lighting

Informal play

Play area for 1-5 age group
Raised planters

PROPOSED VIEW AT FRASER COURT

Proposals for the play space to be moved to a location outside Fraser Court.

With such a large development there is going to be a lot of noise and dust pollution, what will be done to reduce this?

Residents will appreciate that, as with any development, there will be a level of disturbance and disruption during the construction phase. However, the Council is very experienced in facilitating the delivery of this type of development and seeking and indeed requiring contractors to keep disruption to a very minimum. In this respect, contractors must work to relevant industry standard guidelines and good practice to minimise the impact of works and relevant legislation, for example permitted working hours. Any contractor would also be required to set out project management and lead contact information to ensure local residents know who to contact. The Council is committed to working closely with its contractors to ensure that residents and neighbours' concerns are properly addressed, so should you have any concerns relating to on site works they can always be put the Development Team via telephone or email. The team will investigate the concerns and, where appropriate, look to implement changes to ensure that they are properly addressed.

I am concerned that the increase in residents will show an increase in anti-social behaviour on the estate, what is being done to ensure that existing residents feel secure?

The Council is aware that there are concerns about anti-social behaviour and crime in the area and has from the outset sought to make sure this is carefully considered as part of the proposals for the development. Liaison has taken place on the development of the landscape proposals with a specialist 'Secured by Design' consultant and a Designing Out Crime police officer from the Metropolitan Police who undertook a survey of the area and reviewed the proposed landscaping and public realm from a safety and security perspective. The design team took on board the comments received and sought to address the recommendations where these were appropriate and could be balanced with the desire to create high quality and accessible public realm.

The overall landscape design incorporates a number of design features that provide a safer environment and reduce the risk of crime. These include bespoke:

- Moped barriers and bollards that are incorporated within the public realm design, ensuring they are well disguised to minimise visual impact and do not compromise accessibility
- Gates with fob key access into the courtyards that will be integrated with the landscape design to manage who has access to the courtyards.
- Evergreen planters, hedges and railings where necessary between rear gardens and public paths, and between front gardens and public footways, as well as high boundary fences for private rear gardens
- Low maintenance planting along footpaths to consider footpath encroachment and natural surveillance from buildings. Low level planting to ensure visual permeability between different spaces.
- Planters along Gardiner House to the east and west to ensure a buffer between public paths and residents windows.
- Limiting and careful siting of seating to reduce the likelihood of antisocial congregating, particularly at night whilst also ensuring there are places to rest for those who need them.

- Providing more secure types of bicycle stands instead of Sheffield stands to increase safety of bicycles kept in the secure bicycle stores.
- Carefully designed lighting in the public realm.

This information is set out in Section 4.6.8 of the Design and Access Statement accompanying the planning application⁸.



Diagram showing safety and security measures

⁸ DAS PART 4:

<https://planning2.wandsworth.gov.uk/iam/IAMCache/5273061/5273061.pdf>

The money being spent on this development would be better spent on improving the housing that is already there rather than making new properties.

Since 2000 all works to ensure Surrey Lane meets the Government's decent homes standard have been carried out or are in the planning stage. On top of this the council has been working to a decency+ standard. These works include full electrical rewires across the estate, upgrading of tenants heating systems, window renewals, the introduction of CCTV, upgrading of the water boosters and playground improvements; whilst lift refurbishment have also recently been completed.

Upgrading of the door entry systems are due to be on site towards the end of the financial year and a referral for roof renewals across Surrey Lane from the Eastern Area Team is being considered along with upgrading of tenant kitchen and bathrooms which, subject to funding and member approval, will be implemented over the next 6 years. On completion of these works all area of the capital repairs and improvement programme will have been completed across the estate over a 30-year period.

Funding for much need housing development works has not impacted upon this programme. Over the last 5 years the annual allowance agreed by the Housing & Regeneration Overview and Scrutiny committee for capital repairs and improvements across the Councils stock has risen from £25m in January 2015 to £30m in January 2020.